HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

St. Catharines-Niagara CMA

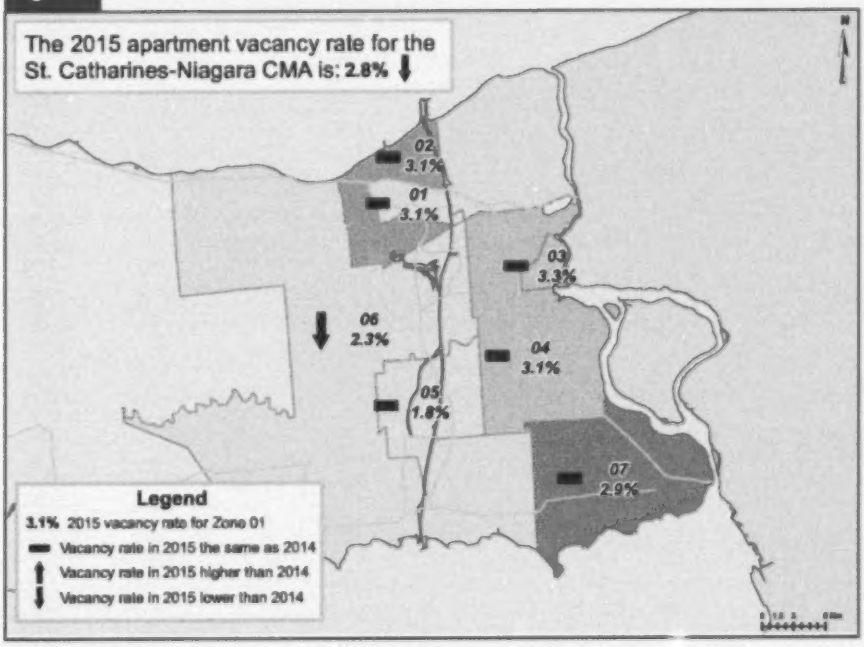
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The average vacancy rate for apartments decreased to 2.8 per cent.
- Greater rental demand and relatively unchanged supply led to a tighter market.
- The average rent, for two-bedroom apartments common to the survey in 2014 and 2015 increased by 3.2 per cent.

Figure 1


The 2015 apartment vacancy rate for the St. Catharines-Niagara CMA is: 2.8%
02 3.1%
01 3.1%
03 3.3%
06 2.3%
04 3.1%
05 1.8%
07 2.9%
Legend
3.1% 2015 vacancy rate for Zone 01
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

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Overview

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2015, the average vacancy rate in the primary[1] rental market in the St-Catharines Niagara Area (CMA) decreased to 2.8 percent from 3.6 percent in 2014.

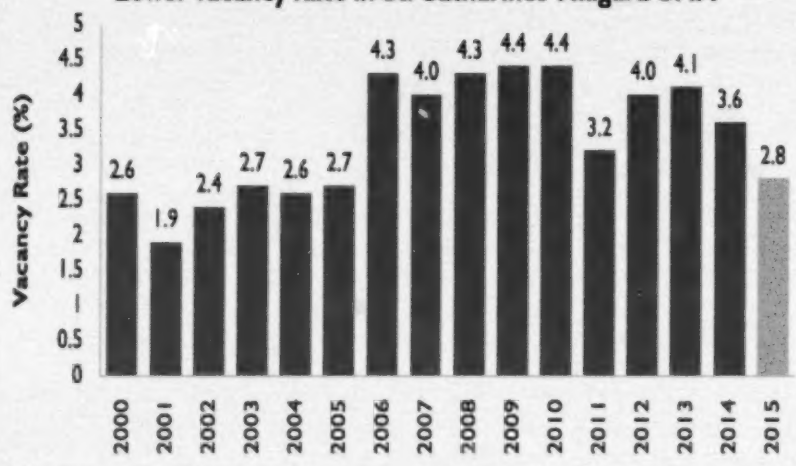
This significant change to the vacancy rate was the largest decrease among the Census Metropolitan Areas (CMAs) in Ontario and consequently the St-Catharines Niagara vacancy rate is no longer one of the higher ones in the province.

Increased rental demand and a relatively unchanged rental universe caused the rental market to tighten significantly. Demand increased due to more people relocating to the region for work and school, and local young people leaving the family home for rental.

The availability[2] rate measures the percentage of units on the market, which includes both vacant units and units about to become vacant. The total apartment availability rate slid down to 4.8 per cent from last year's 5.7 per cent. The market tightened but landlords had some slight difficulty re-renting some units that became vacant because the decline in the availability rate slightly exceeded the decline in the vacancy rate.

The average rent for two-bedroom units common to the 2014 and 2015 surveys[3] increased by 3.2 per cent, significantly higher than the 2015

Figure 2



Source: CMHC (Rental Market Survey, 2000-2015)

Figure 3

Source: CMHC (Rental Market Survey, 2015)
SCN = St. Catharines-Niagara CMA. KCW = Kitchener-Cambridge-Waterloo.
*Change from 2014 not statistically significant

[1] Based on privately-initiated rental apartment structures of three or more units.

[2] A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Ontario Rent Increase Guideline of 1.6 per cent.[4] Wage growth was significant enough to support the increased rent and allow those renters that have not yet made the move to homeownership to remain in rental. Renters that vacate a unit have been replaced by new renters coming in. Given a tight rental market, asking rents could be raised for these units above the annual rent increase guideline set by the province. The guideline applies to units built before November 1991 and in St.-Catharines Niagara, about 95 per cent of supply in the primary market was built before that date.

Submarket Results

Although the total vacancy rate across all apartments and zones decreased, only the decline in the average vacancy rate for Zone 6[5] was statistically significant. In the case of two-bedroom apartments, the changes to the vacancy rates were not significant in any zone, however, for one-bedroom apartments, there were significant declines in four out of the seven zones.

The overall apartment availability rate moved down from 5.7 per cent to 4.8 per cent because of a significant drop to the one and two-bedroom apartment availability rate. The three-bedroom availability rate moved up, but since there were relatively fewer of these apartments, this increase was not enough to offset the downward pressure exerted by one and two-bedroom units. Similar to the situation with vacancy rates, none of the changes to the availability rate for two-bedroom apartments in any zone were statistically significant.

The vacancy rate in older one and two-bedroom apartments decreased. The purpose-built rental housing stock in St. Catharines-Niagara is older and typically, the vacancy rate in these older units is higher than newer units. Given increased rental demand this year even these older units have been leased.

The vacancy rate decreased in higher-priced one-bedroom (units priced $700 to $899) and two-bedroom apartments (units priced $900 to $999). Higher wages have allowed renters to comfortably sign lease agreements for these more expensive units.

Supply and Demand Factors

The rental universe remained relatively unchanged in St. Catharines-Niagara after accounting for renovations, demolitions, conversions and completions of new units. The apartment universe increased by 36 units but a larger drop to the rows universe put downward pressure on the overall universe this year. The Rental Market Survey adds to its rental universe units completed between July of the previous year and June of the current year.

From July to September 2015, 86 market rental apartment units were completed. While these units would not yet be included in the current universe, they would be competing for tenants. As noted earlier, newer units tend to have lower vacancy rates than older units. The fact the vacancy rate declined despite this additional new supply, indicates the strong rental demand this year is allowing these new units to be comfortably absorbed into the rental market.

Wages and full-time employment have been trending up in St. Catharines-

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

[4] Ontario Ministry of Municipal Affairs and Housing, 2015 Rent Increase Guideline, retrieved from http://news.ontario.ca/mah/en/2014/06/2015-rent-increase-guideline.html on Dec. 7, 2015

[5] Zone 6 includes: Niagara-on-the-lake, Lincoln, Wainfleet, Port Colborne, Thorold, and Pelham

Niagara, particularly for young adults under 24 years of age. Currently, seasonally-adjusted full-time employment is the highest it has been since before the recession in 2008 for workers under 24 years of age.

The vacancy rate for one and two bedroom apartments has decreased. Increased wages and job growth has allowed young adults to leave the family home and rent a one-bedroom apartment on their own, or a two-bedroom apartment with friends or partners.

Year-to-date, seasonally-adjusted full-time employment for those aged 25 to 44 years of age is up significantly compared to the same period last year. Last year many in this age group remained in rental because of sluggish economic growth. This year, job and wage growth coupled with lower mortgage rates have allowed some in this age group to move on to homeownership, leaving larger purpose-built rental apartments vacant. Year-to-date, January to October, existing home data suggests that markets such as Fort Erie, Port Colborne, Thorold, and Welland had significant existing homes sales growth relative to the same period in 2014. The average home price in these markets attracts first-time buyers. With stable employment and rising income, some renters in this age group who are still saving to put a down payment on a home feel comfortable moving into a ground-oriented home in the secondary rental market.

Migration into the region has supported rental demand. A significant number of migrants are young adults under 19 years of age. Since net migration data is not available quarterly at the local Census Metropolitan Area level, provincial data are an indication for recent trends because of the positive relationship between Ontario and St. Catharines-Niagara net migration. Although Ontario net migration has been trending down, it moved up somewhat in the second quarter this year.

Individuals are moving to St. Catharines-Niagara, especially young adults under 19 years of age, because of the region's growing economy and also because of the educational opportunities the region provides through its local colleges, university, and private language training institutions. In particular, the private language training institutions and some secondary schools are attractive to foreign students. When these new residents arrive they typically rent until they finish their studies and return home or until they can move onto homeownership. Steady migration into the region has put downward pressure on the region's vacancy rate.

Enrolment at local post-secondary institutions has remained unchanged from last year. Typically, on-campus housing is reserved for first-year students and upper year students rent housing off-campus in the purpose-built or secondary markets. Students competing with more potential renters for a fixed stock of market rental housing are tightening the region's rental market.

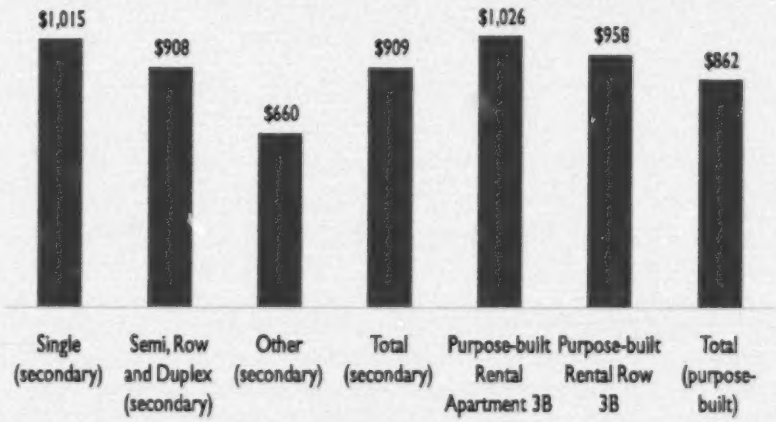
Secondary Rental Market

For the first time CMHC is providing secondary rental market data for St. Catharines-Niagara. The secondary rental market is an integral component of the housing market in St. Catharines-Niagara. Of the over 160,000 households in St. Catharines-Niagara a quarter of households rent and close to half of those that rent, do so in the secondary rental market. In some cases it helps to bridge the gap between the purpose-built rental market and homeownership. Renters who are not ready to move to homeownership but need extra space can lease a ground-oriented home in the secondary market as a substitute that satisfies their needs.

The average rents for both a three-bedroom apartment or a townhouse in the primary rental market are almost equal to the monthly rent for a single-detached home in the

Figure 4

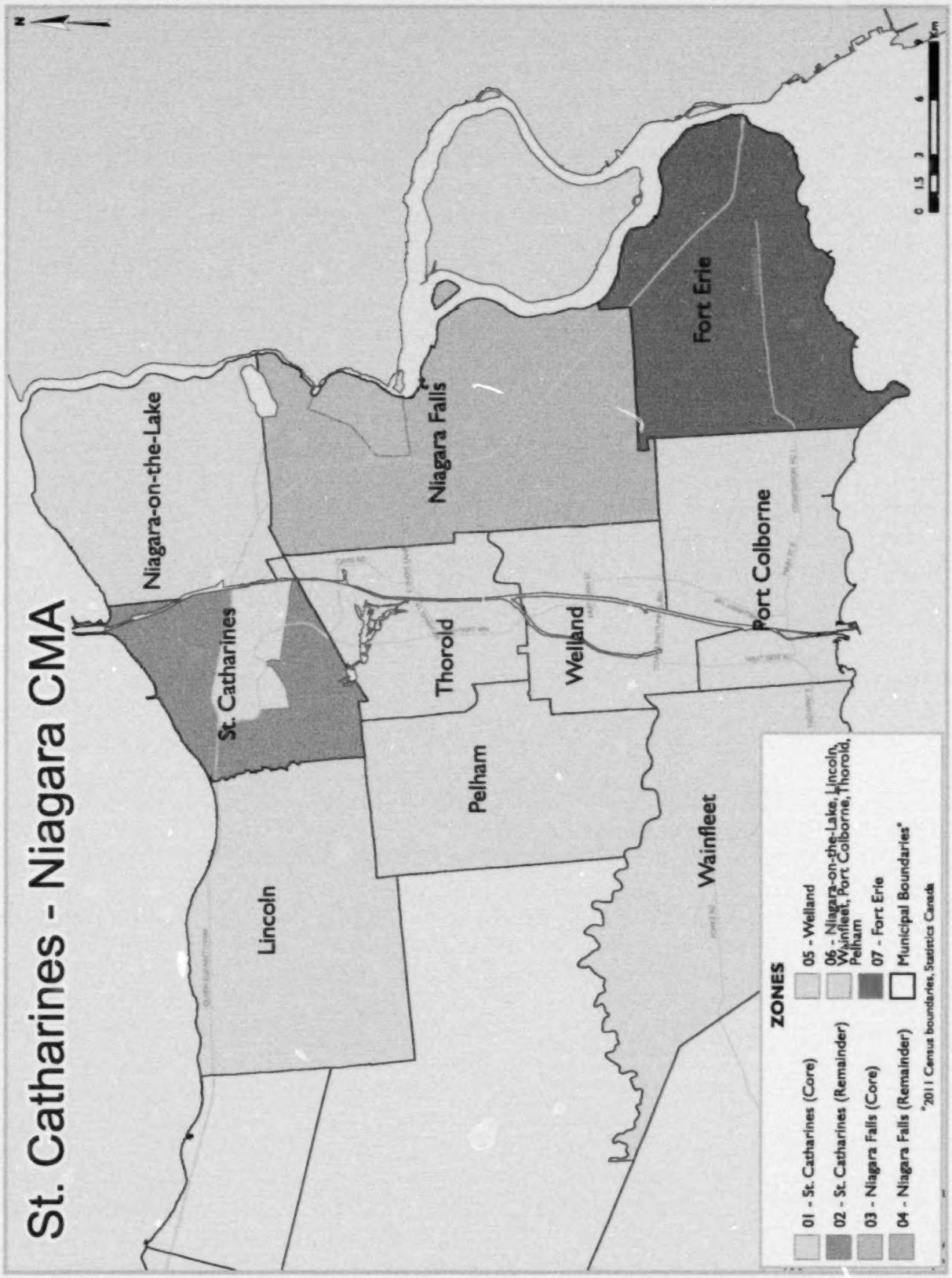
Secondary Rental Market Relative Cost Attracts Renters



Source: CMHC (Rental Market Survey, 2015)
3B = three bedroom units. Total purpose-built = rows and apartments, all sizes

secondary rental market. Results from this year's rental survey indicate the vacancy rate for three-bedroom apartments and townhouses increased.

Some renters in the 25 to 44 age group have successfully made the move from renting to homeownership this year. Those who are yet not ready for such move may be substituting purchasing a ground-oriented home by renting a single-detached home in the secondary market where they can obtain more space for little additional cost


St. Catharines - Niagara CMA
N
0 1.5 3 6 km
Niagara-on-the-Lake
St. Catharines
Niagara Falls
Fort Erie
Thorold
Welland
Port Colborne
Pelham
Lincoln
Wainfleet
ZONES
01 - St. Catharines (Core)
02 - St. Catharines (Remainder)
03 - Niagara Falls (Core)
04 - Niagara Falls (Remainder)
05 - Welland
06 - Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
07 - Fort Erie
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA	
Zone 1	**St. Catharines (Core)**
Zone 2	**St. Catharines (Remainder)**
Zones 1-2	**St. Catharines City**
Zone 3	**Niagara Falls (Core)**
Zone 4	**Niagara Falls (Remainder)**
Zones 3-4	**Niagara Falls City**
Zone 5	**Welland**
Zone 6	**Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham**
Zone 7	**Fort Erie**
Zones 1-7	**St. Catharines-Niagara CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	**	**	3.1 c	2.9 c	3.4 c	2.5 b	**	**	3.3 c	3.1 c
Zone 2	**	2.7 c	4.5 d	2.0 c	3.6 c	3.5 b	2.8 c	5.3 c ↑	3.7 c	3.1 b -
St. Catharines (Zones 1-2)	**	5.7 c	3.8 c	2.4 c	3.5 c	3.1 b	3.4 c	5.5 c ↑	3.6 c	3.1 b -
Zone 3	**	**	1.6 c	1.9 c	5.9 c	4.0 c	**	**	4.3 d	3.3 c -
Zone 4	**	0.0 c	4.9 d	2.4 c	3.7 c	3.3 c	**	4.3 d	4.2 c	3.1 c -
Niagara Falls (Zones 3-4)	**	**	2.6 c	2.0 c	4.9 d	3.7 c	5.6 c	3.5 c	4.3 d	3.2 c -
Zone 5	0.0 c	0.0 c	3.5 d	0.7 a	2.8 c	2.0 b	0.0 c	**	2.7 c	1.8 b -
Zone 6	0.0 c	**	4.2 c	1.9 c	3.2 c	2.4 b	**	**	3.6 c	2.3 b -
Zone 7	**	**	**	5.7 d	0.4 b	1.5 d	**	**	5.6 d	2.9 c -
St. Catharines-Niagara CMA	**2.9 c**	**4.9 c**	**3.9 c**	**2.1 c**	**3.6 c**	**2.9 c**	**2.8 c**	**4.8 c**	**3.6 c**	**2.8 c**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	572 b	602 a	743 a	752 a	905 a	912 a	1,004 a	989 a	815 a	825 a
Zone 2	687 a	690 a	812 a	837 a	966 a	993 a	1,157 a	1,170 a	928 a	951 a
St. Catharines (Zones 1-2)	627 a	643 a	778 a	794 a	944 a	963 a	1,134 a	1,137 a	883 a	899 a
Zone 3	527 b	556 b	708 a	752 a	874 a	879 a	1,027 b	1,017 a	806 a	837 a
Zone 4	569 a	566 a	781 a	798 a	890 a	934 a	932 b	974 b	864 a	897 a
Niagara Falls (Zones 3-4)	538 b	560 a	731 a	768 a	881 a	902 a	959 a	990 a	830 a	861 a
Zone 5	530 b	570 b	710 a	718 a	823 a	841 a	852 a	868 b	779 a	796 a
Zone 6	527 b	562 b	662 a	682 a	804 a	826 a	931 b	931 b	758 a	782 a
Zone 7	**	**	673 a	729 a	848 a	853 a	873 a	**	787 a	821 a
St. Catharines-Niagara CMA	**586 a**	**613 a**	**745 a**	**765 a**	**892 a**	**909 a**	**1,014 a**	**1,026 a**	**839 a**	**860 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	193	195	1,469	1,478	1,416	1,410	99	113	3,177	3,196
Zone 2	111	113	1,589	1,586	2,553	2,555	471	478	4,724	4,732
St. Catharines (Zones 1-2)	304	308	3,058	3,064	3,969	3,965	570	591	7,901	7,928
Zone 3	65	63	672	657	1,065	1,081	65	64	1,867	1,865
Zone 4	20	18	291	293	867	867	132	132	1,310	1,310
Niagara Falls (Zones 3-4)	85	81	963	950	1,932	1,948	197	196	3,177	3,175
Zone 5	55	54	991	1,000	1,378	1,369	273	273	2,697	2,696
Zone 6	48	48	523	513	884	895	95	102	1,550	1,558
Zone 7	9	11	173	175	285	285	27	27	494	498
St. Catharines-Niagara CMA	**501**	**502**	**5,708**	**5,702**	**8,448**	**8,462**	**1,162**	**1,189**	**15,819**	**15,855**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	**	**	4.1 c	5.0 c	4.8 c	4.8 b	**	**	4.5 c	5.2 b
Zone 2	**	5.8 c	7.2 c	4.8 b	6.6 b	5.5 b	5.2 c	6.5 c	6.7 b	5.4 b
St. Catharines (Zones 1-2)	**	7.8 c	5.6 c	4.9 b	6.0 b	5.3 b	5.5 c	6.5 c	5.8 b	5.3 b
Zone 3	**	**	4.2 c	4.4 d	7.7 c	5.6 c	**	**	6.3 c	5.2 b
Zone 4	**	**	7.9 c	4.9 d	5.1 c	4.3 c	**	4.3 d	6.1 c	4.5 b
Niagara Falls (Zones 3-4)	**	**	5.3 c	4.5 c	6.5 c	5.0 b	**	3.5 c	6.2 c	4.9 b
Zone 5	0.0 d	0.0 d	5.5 d	1.7 b	5.3 c	4.3 b	**	**	4.8 c	3.8 b
Zone 6	0.0 d	**	6.4 b	3.7 c	4.7 b	3.5 c	**	**	5.4 b	3.6 b
Zone 7	**	**	**	**	2.4 b	3.1 d	3.1 c	4.0 b	**	4.7 c
St. Catharines-Niagara CMA	**4.7 d**	**7.1 c**	**6.0 b**	**4.3 b**	**5.8 b**	**4.8 a**	**4.6 c**	**6.4 c**	**5.7 a**	**4.8 a**

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
St. Catharines-Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1	**	0.9	1.9	2.1	0.9	3.1	1.4	1.3	1.5	2.4
Zone 2	1.4	4.9	1.9	2.8	2.0	3.1	1.7	2.5	2.0	3.1
St. Catharines (Zones 1-2)	**	3.7	1.9	2.5	1.5	3.1	1.6	2.2	1.8	2.8
Zone 3	++	**	**	**	2.9	4.0	1.4	++	1.9	3.6
Zone 4	2.4	0.9	1.3	3.9	1.3	3.2	++	4.3	1.4	3.0
Niagara Falls (Zones 3-4)	++	1.4	1.6	3.0	2.2	3.7	++	3.1	1.7	3.3
Zone 5	**	**	1.2	3.7	1.3	3.4	2.3	2.7	1.1	3.1
Zone 6	++	2.5	3.0	**	++	2.5	**	++	1.5	2.2
Zone 7	**	**	2.0	2.2	3.0	2.5	**	**	2.8	2.1
St. Catharines-Niagara CMA	**2.9**	**3.2**	**1.9**	**2.7**	**1.6**	**3.2**	**1.7**	**2.3**	**1.7**	**2.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
St. Catharines-Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
St. Catharines-Niagara CMA										
Pre 1940	**	**	3.7	**	**	**	**	**	5.8	**
1940 - 1959	**	**	5.6	1.4	**	4.2	**	**	6.2	3.3
1960 - 1974	**	2.8	3.4	2.8	3.0	2.3	1.8	2.8	3.0	2.5
1975 - 1989	**	1.1	4.0	1.5	2.8	2.9	2.6	5.1	3.2	2.6
1990 - 2004	**	**	1.2	0.0	3.5	1.3	**	**	2.5	0.8
2005+	-	-	**	**	1.1	**	**	**	2.0	**
Total	2.9	4.9	3.9	2.1	3.6	2.9	2.8	4.8	3.6	2.8

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
St. Catharines-Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
St. Catharines-Niagara CMA										
Pre 1940	514 b	560 b	638 b	658 b	759 b	768 b	1,015 d	909 d	701 b	719 b
1940 - 1959	539 b	561 b	664 b	690 b	793 b	786 b	765 c	790 c	726 b	740 b
1960 - 1974	597 b	642 b	756 b	778 b	879 b	909 b	1,014 b	1,056 b	843 b	870 b
1975 - 1989	653 b	656 b	794 b	815 b	934 b	957 b	1,049 b	1,044 b	888 b	911 b
1990 - 2004	488 b	501 b	736 b	760 b	926 b	947 b	**	**	850 b	875 b
2005+	-	-	880 d	**	1,229 d	**	**	**	1,189 d	**
Total	586 b	613 b	745 b	765 b	892 b	909 b	1,014 b	1,026 b	839 b	860 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
St. Catharines-Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	5.8 c	**	**	3.9 c	**	**	5.8 c	3.9 c
6 to 19 Units	**	**	4.6 c	2.9 b	3.8 c	3.0 b	**	**	4.2 c	3.1 b
20 to 49 Units	**	**	2.8 c	2.7 b	2.7 c	2.4 b	3.7 d	4.6 c	2.8 c	2.7 b
50 to 99 Units	0.0 a	4.6 c	1.4 c	1.0 a	2.1 c	2.0 b	0.9 c	0.8 b	1.7 c	1.6 b
100+ Units	0.0 a	3.7 c	5.1 c	2.3 b	4.3 c	3.9 b	2.6 c	4.0 c	4.3 c	3.3 b
Total	2.9 c	4.9 c	3.9 c	2.1 b	3.6 c	2.9 b	2.8 d	4.8 c	3.6 c	2.8 b

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type St. Catharines-Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
St. Catharines-Niagara CMA										
3 to 5 Units	497 b	534 a	604 a	622 a	718 a	715 a	855 b	849 a	685 a	692 a
6 to 19 Units	555 a	577 a	674 a	692 a	797 a	815 a	908 a	946 a	740 a	765 a
20 to 49 Units	621 b	654 a	772 a	811 a	891 a	918 a	965 a	999 a	851 a	886 a
50 to 99 Units	715 a	725 a	829 a	846 a	1,002 a	1,029 a	1,142 a	1,184 a	947 a	971 a
100+ Units	691 b	707 a	824 a	841 a	954 a	982 a	1,141 b	1,165 a	922 a	943 a
Total	586 a	613 a	745 a	765 a	892 a	909 a	1,014 a	1,026 a	839 a	860 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone St. Catharines-Niagara CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	**	**	4.4 d	3.0 d	1.7 c	2.0 c	1.7 c	1.0 c	**	3.8 a
Zone 2	**	**	3.1 d	2.8 c	3.3 c	2.4 c	0.4 a	1.4 a	5.9 d	4.0 d
St. Catharines (Zones 1-2)	**	**	4.0 d	3.0 d	2.5 c	2.2 c	0.8 a	1.2 a	5.0 d	4.0 d
Zone 3	**	**	3.1 d	3.5 c	1.3 a	1.4 a	3.9 d	3.3 a	-	-
Zone 4	**	**	5.8 d	3.9 d	4.1 c	3.3 c	1.3 a	2.3 c	-	-
Niagara Falls (Zones 3-4)	**	**	3.9 d	3.6 d	3.2 c	2.7 c	3.0 d	3.0 d	-	-
Zone 5	**	**	3.3 d	2.2 c	**	4.2 c	2.8 b	0.2 a	2.5 c	1.1 a
Zone 6	**	1.3 a	5.1 d	2.5 c	2.8 b	2.5 c	**	**	-	-
Zone 7	**	**	**	**	**	**	**	**	**	**
St. Catharines-Niagara CMA	5.8 d	3.9 d	4.2 d	3.1 d	2.8 c	2.7 c	1.7 c	1.6 c	4.3 d	3.3 d

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type St. Catharines-Niagara CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
St. Catharines-Niagara CMA										
LT $600	**	**	**	**	0.0 d	**	**	**	5.4 d	4.7 d
$600 - $699	**	**	2.8 c	1.8 c	**	**	**	**	4.0 d	2.6 c
$700 - $799	0.0 d	**	3.8 c	1.7 b ↓	3.6 d	5.1 c -	**	0.0 d	3.7 c	2.9 b ↓
$800 - $899	**	5.5 c	4.4 d	2.1 a ↓	3.1 c	2.8 b	5.4 d	**	3.7 c	2.7 a ↓
$900 - $999	**	**	1.2 d	2.0 b	4.4 b	2.4 a ↓	0.8 d	**	3.8 b	3.0 a ↓
$1000+	**	**	**	1.4 a	2.0 c	3.0 b ↑	2.5 c	3.8 c	2.1 c	3.1 b ↑
Total	2.9 c	4.9 d	3.9 c	2.1 a ↓	3.6 b	2.9 a ↓	2.8 b	4.8 c ↑	3.6 b	2.8 a ↓

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	-	-	-	-	**	-	**	**	**	**
Zone 2	-	-	-	-	**	**	3.8 c	3.2 d	3.5 c	2.3 c -
St. Catharines (Zones 1-2)	-	-	-	-	**	**	3.5 c	3.2 d	3.3 c	2.3 c -
Zone 3	-	-	-	-	**	**	**	**	**	**
Zone 4	**	**	**	**	**	**	5.0 c	**	4.3 c	**
Niagara Falls (Zones 3-4)	**	**	**	**	**	**	5.0 c	**	5.1 c	**
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	5.6 c	0.0 d	3.6 c	0.0 d
Zone 7	-	-	-	-	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	3.4 d	0.7 b	2.9 b	1.7 c -	2.9 b	1.5 a

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	-	-	-	-	**	-	**	**	**	**
Zone 2	-	-	-	-	**	**	934	946	904	915
St. Catharines (Zones 1-2)	-	-	-	-	**	**	956	946	918	915
Zone 3	-	-	-	-	**	**	**	**	**	**
Zone 4	**	**	**	**	**	**	857	**	835	824
Niagara Falls (Zones 3-4)	**	**	**	**	**	**	857	**	835	831
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	947	**	905	**
Zone 7	-	-	-	-	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	841	831	911	958	889	911

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	0	0	0	0	3	0	16	16	19	16
Zone 2	0	0	0	0	118	118	189	189	307	307
St. Catharines (Zones 1-2)	0	0	0	0	121	118	205	205	326	323
Zone 3	0	0	0	0	10	10	3	3	13	13
Zone 4	1	1	10	10	23	23	151	96	185	130
Niagara Falls (Zones 3-4)	1	1	10	10	33	33	154	99	198	143
Zone 5	0	0	8	8	6	18	177	177	191	203
Zone 6	0	0	0	0	10	10	18	18	28	28
Zone 7	0	0	0	0	8	8	16	16	24	24
St. Catharines-Niagara CMA	1	1	18	18	178	187	570	515	767	721

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- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	-	-	-	-	**	-	**	**	**	**
Zone 2	-	-	-	-	**	**	3.8 c	3.8 d	3.9 c	3.5 c
St. Catharines (Zones 1-2)	-	-	-	-	**	**	4.6	3.8	4.4	3.5
Zone 3	-	-	-	-	**	**	**	**	**	**
Zone 4	**	**	**	**	**	**	5.9 c	**	5.0 c	**
Niagara Falls (Zones 3-4)	**	**	**	**	**	**	5.9	**	5.7	**
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	5.6	0.0	3.6	0.0
Zone 7	-	-	-	-	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	4.0	3.0	3.5 c	**	3.6 c	2.4 c

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type St. Catharines-Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1	-	-	-	-	**	-	**	-	**	-
Zone 2	-	-	-	-	**	**	1.9 c	1.3	1.6 c	1.4
St. Catharines (Zones 1-2)	-	-	-	-	**	**	1.9 c	1.3	1.6 c	1.4
Zone 3	-	-	-	-	**	**	**	**	**	**
Zone 4	**	**	**	**	**	**	++	**	++	3.7
Niagara Falls (Zones 3-4)	**	**	**	**	**	**	++	**	1.0	4.0
Zone 5	-	-	**	**	**	**	**	**	**	**
Zone 6	-	-	-	-	**	**	1.6	**	1.3	**
Zone 7	-	-	-	-	-	-	-	-	-	-
St. Catharines-Niagara CMA	**	**	**	**	1.5	2.0	0.9	1.9	1.2	2.1

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	**	**	3.1 c	2.9 c	3.4 c	2.5 c	**	**	3.3 c	3.1 c
Zone 2	**	2.7 c	4.5 d	2.0 a ↓	3.6 c	3.3 b -	3.0 c	4.7 c ↑	3.7 c	3.1 b -
St. Catharines (Zones 1-2)	**	5.7 d	3.8 c	2.4 a ↓	3.5 c	3.1 b -	3.4 c	5.0 c ↑	3.6 c	3.1 b -
Zone 3	**	**	1.6 c	1.9 c -	**	4.0 c	**	**	4.4 d	3.3 c -
Zone 4	**	0.0 c	4.7 d	2.3 c ↓	3.6 c	3.3 c -	5.4 c	3.8 d -	4.2 c	3.1 c ↓
Niagara Falls (Zones 3-4)	**	**	2.6 c	2.0 c ↓	5.0 c	3.7 c -	5.3 c	3.3 d -	4.3 c	3.2 c -
Zone 5	0.0 c	0.0 d -	3.5 d	0.7 a ↓	2.8 c	2.0 a -	0.0 c	**	2.5 b	1.7 b -
Zone 6	0.0 c	**	4.2 d	1.9 c ↓	3.2 c	2.4 b -	4.2 d	**	3.6 c	2.2 b ↓
Zone 7	**	**	**	5.7 d	0.4 b	1.5 d	0.0 d	0.0 d	5.6 d	2.8 c -
St. Catharines-Niagara CMA	**2.9 c**	**4.9 c**	**3.9 c**	**2.1 a ↓**	**3.6 c**	**2.9 b ↓**	**2.8 c**	**3.8 c -**	**3.6 b**	**2.8 a ↓**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	572 b	602 b	743 a	752 a	905 a	912 a	1,032 a	989 a	817 a	825 a
Zone 2	687 b	690 b	812 a	837 a	960 a	986 a	1,098 a	1,108 a	927 a	949 a
St. Catharines (Zones 1-2)	627 b	643 b	778 a	794 a	941 a	960 a	1,089 a	1,092 a	884 a	899 a
Zone 3	527 b	556 b	708 a	752 a	873 a	880 a	1,027 b	1,017 a	806 a	837 a
Zone 4	566 a	565 a	776 a	793 a	888 a	932 a	890 a	915 a	860 a	890 a
Niagara Falls (Zones 3-4)	538 a	560 a	730 a	767 a	880 a	902 a	910 a	939 a	830 a	860 a
Zone 5	530 b	570 b	710 a	718 a	822 a	835 a	871 b	934 c	787 a	808 a
Zone 6	527 b	562 b	662 a	682 a	804 a	826 a	934 a	938 b	761 a	784 a
Zone 7	**	**	673 a	729 a	848 a	853 a	873 b	887 a	787 a	822 a
St. Catharines-Niagara CMA	**586 b**	**613 b**	**744 a**	**765 a**	**890 a**	**907 a**	**981 a**	**1,006 a**	**841 a**	**862 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	193	195	1,469	1,478	1,419	1,410	115	129	3,196	3,212
Zone 2	111	113	1,589	1,586	2,671	2,673	660	667	5,031	5,039
St. Catharines (Zones 1-2)	304	308	3,058	3,064	4,090	4,083	775	796	8,227	8,251
Zone 3	65	63	672	657	1,075	1,091	68	67	1,880	1,878
Zone 4	21	19	301	303	890	890	283	228	1,495	1,440
Niagara Falls (Zones 3-4)	86	82	973	960	1,965	1,981	351	295	3,375	3,318
Zone 5	55	54	999	1,008	1,384	1,387	450	450	2,888	2,899
Zone 6	48	48	523	513	894	905	113	120	1,578	1,586
Zone 7	9	11	173	175	293	293	43	43	518	522
St. Catharines-Niagara CMA	**502**	**503**	**5,726**	**5,720**	**8,626**	**8,649**	**1,732**	**1,704**	**16,586**	**16,576**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines-Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1	**	**	4.1 c -	5.0 c -	4.8 c -	4.8 b -	**	**	4.5 b -	5.2 b -
Zone 2	**	5.8 c	7.2 c	4.8 b ↓	6.5 b	5.4 b ↓	4.8 c	5.7 b -	6.5 b	5.3 b ↓
St. Catharines (Zones 1-2)	**	7.8 c	5.6 c -	4.9 b ↓	5.9 b	5.2 b -	5.3 c -	5.8 c -	5.7 b	5.2 b ↓
Zone 3	**	**	4.2 c	4.4 c -	7.8 c	5.7 b -	**	**	6.3 c	5.3 b ↓
Zone 4	**	**	7.6 c	4.7 d ↓	5.0 c	4.2 c -	6.4 c	3.8 d ↓	5.9 b	4.3 b ↓
Niagara Falls (Zones 3-4)	**	**	5.2 c	4.5 c -	6.6 c	5.0 b -	6.2 c	3.3 d ↓	6.2 b	4.8 b ↓
Zone 5	0.0 d	0.0 d -	5.5 d	1.7 b ↓	5.3 c	4.3 b -	0.6 b	5.7 d ↑	4.5 c	3.6 c -
Zone 6	0.0 d	**	6.4 b	3.7 c ↓	4.7 c	3.5 c ↓	**	**	5.4 b	3.6 b ↓
Zone 7	**	**	**	**	2.4 b	3.1 d -	3.1 d	2.0 a -	**	4.5 c -
St. Catharines-Niagara CMA	**4.7 d**	**7.0 c -**	**6.0 b**	**4.3 b ↓**	**5.7 a**	**4.8 a ↓**	**4.2 b**	**5.1 c -**	**5.6 a**	**4.7 a ↓**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
St. Catharines-Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1	**	0.9 c	1.9 b	2.1 a	0.9 d	3.1 c	1.4 d	1.3 a	1.5 b	2.4 a
Zone 2	1.4 a	4.9 c	1.9 a	2.8 a	1.9 a	3.1 b	1.7 b	2.4 a	1.9 a	3.0 a
St. Catharines (Zones 1-2)	**	3.7 c	1.9 a	2.5 a	1.5 b	3.1 b	1.6 b	2.2 a	1.8 a	2.8 a
Zone 3	++	**	**	**	2.9 c	4.0 c	1.4 a	++	2.0 c	3.6 c
Zone 4	2.2 c	0.9 a	1.3 a	3.7 d	1.3 a	3.4 c	++	4.2 c	1.3 a	3.1 c
Niagara Falls (Zones 3-4)	++	1.4 c	1.6 c	2.9 c	2.2 b	3.8 b	++	3.2 c	1.7 b	3.4 b
Zone 5	**	**	1.2 a	3.7 c	1.3 a	3.4 c	2.2 c	**	1.1 a	3.0 c
Zone 6	++	2.5 c	3.0 d	**	++	2.4 c	**	++	1.5 c	2.2 c
Zone 7	**	**	2.0 a	2.2 c	3.0 c	2.5 a	**	**	2.8 b	2.1 b
St. Catharines-Niagara CMA	**2.8 c**	**3.2 c**	**1.8 b**	**2.7 a**	**1.6 b**	**3.2 a**	**1.6 b**	**2.3 a**	**1.6 a**	**2.9 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type St. Catharines-Niagara CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
St. Catharines-Niagara CMA										
Single Detached	**	**	**	**	**	940 c	**	1,045 b	**	1,015 b
Semi detached, Row and Duplex	**	**	**	662 c	**	808 c	**	993 b	**	908 b
Other-Primarily Accessory Suites	**	**	**	614 c	**	749 c	**	**	**	660 b
Total	**	**	**	625 b	**	852 b	**	1,024 b	**	909 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type St. Catharines-Niagara CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
St. Catharines-Niagara CMA		
Single Detached	**	7,847 c
Semi detached, Row and Duplex	**	6,511 c
Other-Primarily Accessory Suites	**	**
Total	**	17,346

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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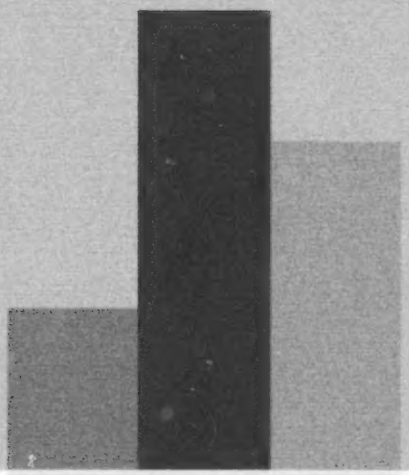

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
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